

BOARD OF ZONING APPEALS AGENDA
JUNE 3, 2008

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, June 3, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA, SPA 87-C-018-02 Appl. under Sect(s). 6-303 of the Zoning Ordinance to amend SP 87-C-018
KGS previously approved for church and nursery school to permit an increase in enrollment and
Approved hours of operation. Located at 11506 North Shore Dr. on approx. 4.26 ac. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((1)) 6 and 13. (Admin. moved from 3/4/08 at appl. req.) (Deferred from 4/1/08 at appl. req.)
- 9:00 A.M. HAMLET SWIM CLUB, INC., SPA 74-D-037-03 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 74-D-037 previously approved for a swim club to permit a building addition and site modifications. Located at 8209 Dunsinane Ct. on approx. 4.33 ac. of land
SL zoned R-2 (Cluster). Dranesville District. Tax Map 29-2 ((3)) A1 and B1. (Admin. moved from 9/11/07 and 3/11/08 for ads) (Deferred from 10/23/07 and 12/11/07 at appl. req.)
Approved (Decision deferred from 4/15/08)
- 9:00 A.M. JOHN N. GERACIMOS AND MEI LEE STROM, SP 2008-MV-001 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 8.0 ft. from
DH side lot line and to permit fence greater than 4.0 ft. in height to remain in front yard.
Approved Located at 2104 Windsor Rd. on approx. 8,213 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (21) 602. (Decision deferred from 3/18/08 and 5/20/08)
- 9:00 A.M. KERRY C. AND ALICE B. KACHEJIAN, SP 2008-MV-023 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 17.0 ft. from rear lot line. Located at 8119 Ridge Creek Way on
DH approx. 8,896 sq. ft. of land zoned PDH-2. Mt. Vernon District. Tax Map 98-2 ((19)) 75A.
Approved
- 9:00 A.M. A. BRIAN BARTLETT, SP 2008-PR-024 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of second story addition 23.4 ft. from the front lot line and 7.2 ft. from side lot line and roofed
DH deck 18.5 ft. from front lot line. Located at 2927 Cherry St. on approx. 5,241 sq. ft. of land
Approved zoned R-4 and HC. Providence District. Tax Map 50-4 ((9)) 13.
- 9:00 A.M. DENIS I. POYERD, SP 2008-SU-021 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.5 ft. from rear lot line. Located at 13267 Stone Heather Dr. on approx. 12,101 sq. ft. of land
GC zoned R-3 (Cluster). Sully District. Tax Map 35-1 ((2)) 218A.
Approved

- 9:00 A.M. KENNETH B. PACK, SP 2008-MV-022 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of minimum yard requirements base on error in building location to permit deck to remain 38.5 feet from the front lot line of a corner lot and to permit reduction of certain yard requirements to permit addition 38.5 feet from front lot line. Located at 6036 River Dr. on approx. 40,008 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 122-1 ((2)) 13A.
GC
Approved
- 9:30 A.M. NEIL A. BINGAMAN AND MARLENE E. BINGAMAN, A 2008-SP-007
Withdrawn
- 9:30 A.M. MARK AND SUSAN STADSKLEV, A 2008-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a detached garage is not in substantial conformance with the development conditions of Variance VC 2002-DR-139. Located at 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 44A.
SL
Admin.
Moved to
8/5/08 at
appl. req.
- 9:30 A.M. SHERRY BROWN, A 2007-MV-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining four separate dwelling units, one of which is located in an accessory structure (garage), on a single lot on property in the R-2 District and has erected a fence in excess of four feet in height, which is located in the front yard of the property, all in violation of Zoning Ordinance provisions. Located at 8324 Frye Rd. on approx. 21,750 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((11)) 11. (Deferred from 10/30/07, 1/29/08, and 4/1/08 at appl. req.)
JC
Deferred to
9/9/08 at
appl. req.
- 9:30 P.M. ROSE MARY KING, A 2007-MA-047 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has installed a flower bed along the side of property which is obstructing storm water flow from adjacent property in violation of Zoning Ordinance provisions. Located at 7055 Lanier St. on approx. 8,906 sq. ft. of land zoned R-4 and H-C. Mason District. Tax Map 71-1 ((19)) (6) 3. (Deferred from 4/8/08)
JC
Upheld

JOHN F. RIBBLE III, CHAIRMAN